



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
2715 Post Road  
Stevens Point, Wisconsin 54481-  
TDD #: (608) 264-8777

Jim Doyle, Governor  
Jack L. Fischer, A.I.A., Secretary

## Wisconsin Department of Commerce, Bureau of PECFA Bid Document

### SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

**Bid Round:** 55  
**Comm #:** 54403-8742-50-A  
**BRRTS #:** 03-37-271939  
**Site Name:** Brother J's Saloon-Former  
**Site Address:** T7550 Cty Rd W, Wausau, 54403  
**Site Manager:** Dave Rozeboom  
**Address:** 473 Griffith Ave  
**City, State Zip:** Wisconsin Rapids, WI 54494-7859  
**Phone:** 715-421-7873  
**e-mail:** david.rozeboom@wisconsin.gov  
**Bid Manager:** Dee K. Lance  
**Address:** 2715 Post Road  
**City, State Zip:** Stevens Point, Wisconsin 54481-  
**Phone:** (715) 342-3802  
**e-mail:** Dee.Lance@Wisconsin.Gov

<b>Bid-Start Date:</b>	<b>June 9, 2008</b>
<b>Questions must be received by (See Section 2 (B)):</b>	<b>June 23, 2008, 4:00 PM</b>
<b>Responses will be posted by (See Section 2 (B)):</b>	<b>July 11, 2008</b>
<b>Bid-End Date and Time:</b>	<b>July 25, 2008, 4:00 PM</b>

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

**Digicopy-Stevens Point, 257 Division St, Stevens Point, WI 54481**  
**Phone: (715) 295-9606 Fax: (715) 295-9609**

## **SECTION 2 – Site-Specific Bid Requirements**

### **General Comments**

#### **Site Description**

The site is currently operated as a bar and restaurant. Site topography is relatively flat, sloping slightly to the southwest. With the exception of the buildings and patio, the sight is mainly covered in grass and gravel. One 550 gallon and one 1000 gallon UST were abandoned in place. The bar is served by a private well located just off the southeast corner of the building.

#### **Geology/Hydrogeology**

Clay and silty clay exist from land surface to the weathered bedrock interface. Weathered granite bedrock was observed at depths varying from 8 to 20 feet below land surface. Competent granite was observed around 20 feet below land surface.

Depth the groundwater varied from 2.5 to 13 feet below land surface depending on location and time of year. Groundwater flow direction is inconsistent, but generally trends toward the south southwest across the site.

#### **Soil/Groundwater contamination**

NR 720 RCL's and NR 746 Table 1 soil standard exceedences are present on site. Enforcement standards are exceeded in three monitoring wells. The on-site potable well is impacted by 1,2 – DCA above the Preventive Action Limit.

#### **Monitoring Well Network**

The monitoring well network consists of 8 water table monitoring wells and 2 piezometers.

#### **Environmental Factors Present**

Verified contamination in a private or public potable well that exceeds the PAL.

Contamination in bedrock or within 1 meter of bedrock.

### **Minimum Remedial Requirements**

Excavate contaminated soils in the area of GP-8 and GP-17. The base of the excavation should be 15 x 15 ft at a depth of 12 feet.

For the purpose of this bid assume that a volume of 140 tons is to be disposed. Bidders must include on page three of their bid response a per ton unit excavation and disposal cost (commodity cost only) to be used to adjust the cap in the event there is significantly more or less tonnage actually removed and disposed.

The cost to fulfill *all* landfill requirements for waste characterization analysis prior to soil disposal must be included. Be aware that Toxicity Characteristic Leaching Potential (TCLP) documentation and sampling requirements vary depending on the landfill. Therefore, bidders must include a line-item cost for TCLP sample collection and analysis, to be used if required.

After the excavation has been completed wells should be sampled for one year according to the following regime:

MW-2, MW-3, MW-4, PZ-1, 2, On-site potable well at pressure tank	Quarterly
MW-1, 5, 6, 7, 8, Pot. Well @ 1769 County Rd W Pot. Well @ 7436 County Rd WW	Annually

Two additional private wells in the area that have not previously been tested also need to be sampled annually. These two wells are located at (see attached map):

- 1) The bar/residence to the north of Brother J's Saloon
- 2) The residence to the west of 7436 County Rd WW

Samples should be analyzed for PVOC's, Naphthalene and 1,2- DCA.

Prepare a flow map using all water table observation wells for each quarter.

At the conclusion of the first year of groundwater sampling provide a Remedial Action report indicating results and providing appropriate documentation including updated figures and comprehensive (including historical data) summary tables for groundwater elevations and analytical results.

Provide a contingency cost for 1 additional year of quarterly monitoring and reporting, including tables and flow maps and described above. The second year of sampling shall only be initiated with prior DNR approval.

While this bid is not a bid to closure, there is the possibility of attaining closure at the conclusion of the work scope conducted under this bid. If when compiling the required letter report, it appears based upon the results of the work completed under this bid and the historical soil and groundwater analytical data, that closure should be available consistent with the requirements of ch. NR 726, Wis. Adm. Code, than make that recommendation in the conclusions of the letter report. Bidders shall include on page 2 of their bid response separate line items for the contingency cost for all closure related costs including well abandonment. If the DNR project manager concurs with a recommendation for closure, Commerce will provide a change order for the closure related costs using the bid amounts. Note that Commerce will also use the contingency costs when determining the lowest cost bid. The initial bid cost cap will be based on the Total Bid Amount for the bid with the lowest compliant overall costs (i.e., including contingency costs). Closure costs shall include but not be limited to preparing and submitting a complete closure report and GIS Registry packet for closure consideration by the Department of Natural Resources (and provide a copy to Commerce). The closure report must include all historical data, document all historical activities, and include the data results and documentation of the work activities completed in accordance with this bid. It will be the winning bidders responsibility to fully review the entire file and request copies, if necessary, to submit a comprehensive closure request.

### **SECTION 3 - Reporting Timeframes**

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

#### Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

#### Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

## **SECTION 4 - Conditions of Bid**

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

## SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

## **SECTION 6 - Bidder Disqualification**

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
  - a. Pay subcontractors after receiving payment for them.
  - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

## BID RESPONSE

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Department of Commerce PECFA Program

**SITE NAME: Brother J's Saloon-Former**

**COMMERCE #: 54403-8742-50**

**BRRTS #: 03-37-271939**

Submit Bid Response To: Cathy Voges  
Public Bid Response  
Department of Commerce PECFA Bureau  
201 W Washington Ave, Madison WI 53703-2760 or  
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: \_\_\_\_\_

Complete Mailing \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: (     ) - \_\_\_\_\_

Fax Number: (     ) - \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: \_\_\_\_\_



## BID RESPONSE

(2<sup>nd</sup> Page)

Department of Commerce PECFA Program

**SITE NAME: Brother J's Saloon-Former**

**COMMERCE #: 54403-8742-50**

**BRRTS #: 03-37-271939**

**Consulting Firm Name:** \_\_\_\_\_

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1	Commodity: Excavation price per ton X 140 tons	\$
2	Consulting: Excavation oversight & 1 yr of GW monitoring/elevations, etc...	\$
3	Commodity: soil sampling & 1 yr of GW testing	\$
4	Reporting: updated tables, maps, etc....	\$
5	Purge Water	\$
6	PECFA Claim Preparation	\$
7	<b>Total Bid Amount</b>	<b>\$</b>
<b>CONTINGENCY COSTS</b> (Will be Approved and Added to the Bid Cap as Needed)		
•	Consulting: 1 yr of GW monitoring/elevations	\$
•	Commodity: 1 yr of GW testing	\$
•	Purge water disposal	\$
•	Closure Report & GIS packet	\$
•	Monitoring Well Abandonment	\$
•	Collection and Analysis of TCLP Soil Samples for Landfill Disposal	\$